

003.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

919,500 / 919,500

USE VALUE:

919,500 / 919,500

ASSESSED:

919,500 / 919,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
43-45		MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELIBASAKIS NICK & EMMANUEL
Owner 2:	TRS/MELROSE ST TRUST
Owner 3:	

Street 1: 7 ANTHONY ROAD

Street 2:

Twn/City: WAYLAND

St/Prov: MA Cntry: Own Occ: N

Postal: 01778 Type:

PREVIOUS OWNER

Owner 1: BELIBASAKIS NICK & EMMANUEL -

Owner 2: -

Street 1: 31 OAK STREET

Twn/City: WATERTOWN

St/Prov: MA Cntry:

Postal: 02472

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2531 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364

Total SF/SM: 4950

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 454,802

Spl Credit

Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 919,500 / 919,500
 919,500 / 919,500
 919,500 / 919,500

 2491
 GIS Ref
 GIS Ref
 Insp Date

 08/11/17
 1248!
 Prior Id # 1: 2491
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

PRINT Date Time

12/10/20 16:05:17

LAST REV Date Time

01/17/18 10:24:32

apro

248

ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELIBASAKIS NIC	42034-443		2/13/2004	Family		1	No	No	
BELIBASAKIS NIC	40577-487		8/22/2003	Family		1	No	No	
FAWCETT RONALD	29652-323		1/12/1999	Family		No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/11/2017									HS			Hanne S
2/13/2009									345			PATRIOT
9/21/1999									256			PATRIOT
11/1/1991									PM			Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:														
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:														
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:														
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 4 - Vinyl				OthrFix:	Rating:														
Sec Wall:		%																	
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: BEIGE																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2									
Year Blt: 1925	Eff Yr Blt:			A Kits: 1	Rating: Good			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:	Alt %:			Fpl:	Rating:			Other											
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
INTERIOR INFORMATION				COND INFORMATION				Total	RMs: 10	BRs: 4	Baths: 2	HB							
Avg Ht/FL: STD				Location:															
Prim Int Wall: 2 - Plaster				Total Units:															
Sec Int Wall:		%		Floor:															
Partition: T - Typical				% Own:															
Prim Floors: 3 - Hardwood				Name:															
Sec Floors: 5 - Lino/Vinyl	15 %																		
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.0-0002-0012.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		1 18X21	A	AV	1925	21.61	T	40	104			4,900		4,900		
More: N				Total Yard Items: 4,900				Total Special Features:				Total: 4,900				AssessPro Patriot Properties, Inc			